

**UNION GAP PLANNING COMMISSION
REGULAR MEETING OF
October 29th, 2013**

Call to Order:

The Regular and Study Session Meeting of the Union Gap Planning Commission was called to order by Chairman Mike Moore at 7:08 p.m.

**Planning Commission
Members Present:**

Chairman Mike Moore, Commissioner Dave Hansen, Commissioner Rick Cecil, and Commissioner Sandy Dailey were present.

Staff Present:

David L. Spurlock, Director; and Andrea Ely, Administrative Secretary were present.

Chairman Moore requested a motion to excuse Commissioner Carney from the Regular Meeting. Motion by Commissioner Hansen; second by Commissioner Dailey; motion carried.

**APPROVAL OF MINUTES:
September 24th, 2013**

Motion by Commissioner Cecil, second by Commissioner Hansen to approve the Regular & Study Session Meeting Minutes of September 24th, 2013; motion carried unanimously.

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REGULAR MEETING

**Liquor Control Board &
Medical Marijuana**

The Director wanted to continue to discuss the medical marijuana, I-502 and the approved moratorium. The Liquor Control Board (LCB) is proposing to take over medical marijuana as well. The documents submitted by the Director (*Marijuana Land Uses FAQ's* and *Medical Marijuana Reform Starts*) are for review as it seems probable the LCB will cover recreational and medical marijuana.

There are five points on the *Medical Marijuana Reform Starts* handout; the first medical marijuana collective gardens and dispensaries would be eliminated. If this is approved there will be no need for the Planning Commission (PC) to discuss it. Staff was planning to have a draft ordinance for review, but with the new proposal it will be postponed or maybe be unnecessary.

Chairman Moore inquired about medical marijuana dispensaries which are already licensed in the state of Washington. The state requires it must be registered and they expire after one year. With the new proposal it might change that.

The Director replied that Jim Doherty with MRSE stated that he expects a lot of feedback on this proposal. To summarize the five points the only difference from medical marijuana and recreational use is that medical marijuana is tax exempt. The proposal is to eliminate dispensaries (illegal under state law) and collective gardens. The same growing and producing model for recreational and medical will be under one law. They are also some proposals on the doctor/prescription processes.

Commissioner Hansen how is it the LCB can dictate what doctors and patients can do; and inquired if there were doctors on the board. The Director replied that he was not sure who was on the board, and that legislature would have to change it, but that it was a proposal and it is not an initiative or ballot item.

Chairman Moore stated a proposal for medical marijuana should not be an issue any longer if it is legal. A patient could go to the liquor store to purchase their marijuana rather than go to a doctor if they choose. Commissioner Cecil said the difference would be taxes. Chairman Moore added his fear would be denying any patient of their medical treatment.

The Director stated that this process has been discussed for a years, with a moratorium and seeing the proposal he is interested to see what the LCB does. Commissioner Hansen said he feels the PC has grown in knowledge with this issue. Chairman Moore

asked if January was when I-502 became official; the Director answered that is when the laws should be in place and stores can be permitted by Dec. 31st. The list that LCB issued for permitted stores included Yakima County jurisdictions, but Union Gap was not listed for a store/distributor. In the packet they classified the applications as "at large" or outside jurisdictional boundaries. From the perspective of LCB they are not anticipated have a permitted store, but it doesn't mean a store will not come through.

Chairman Moore asked how will the City zone for a store. The Director stated that when the Adult Business was reviewed, the GIS analysis gave the 1000' siting criteria. Chairman Moore thought that the Adult Business buffer at 500' could be raised at the same time. The Director stated he will run the GIS analysis at 1000'.

COMMUNICATIONS

Chairman Moore asked if there were any new businesses or projects coming up. The Director stated that applications are not slowing down. The old Border's bookstore location will be occupied by Michaels Craft Store soon. Chairman Moore stated *Top Foods* is closing; the Director stated that he hoping to pursue a local grocery store to the area.

The Director noted Paragon Films is not meeting their demand and will be implementing a second production line; if PC members have not been out there to visit the rail spur they placed and see the facility. They are located off of Bay Street and Ahtanum, on Rose Street next to Magic Metals, which is also adding another 30,000sf facility to their building. This seems to be the year of Industry for the City.

Chairman Moore inquired about the expansion/and or annexation out west of the City. The Director stated the Comprehensive Plan update is coming up, but is not due until 2016 or 2017. The County Wide Planning Policy Committee (CWPPC) is bringing everyone together to discuss these items. Planning starts at the state level, then to county, then to cities. The City annexes from the County, so land use policies have to be consistent, which has not been so in the last few years. Politically, this can be difficult to adjust these agreements.

The Director continued in order to have this growth management the City should have a Capitol Facilities Plan in place prior to annexation. In short, how to get utilities placed and paid for. Developers used to pay for them but that has not been the case in this economy. The Comp Plan is a two year process which will start this coming year. To be clear, the County does not approve the City's plan, but must be consistent with theirs.

Commissioner Cecil asked if there was anything happening with Longfibre Rd. going north past Lowes? The Director replied the City jurisdiction ends at that road and becomes the City of Yakima. During their SEPA they did not require any mitigation or improvement to the road, however on City property we required it be widened and sidewalks to be placed. Lowes will have positive and negative impacts on the City.

The Director stated that during the SEPA process it should identify impacts, which can be mitigated by a financial contribution for a future project. We brought these items up in the Lowes SEPA and the appeal and they did not go in the City's favor. The Director continued there are some intersections that are planned in our future improvement, such as Goodman Rd. and Ahtanum intersection, right near the La Salle sign; we will go through with that road soon. Public Works rates road services much like a teacher's grading system (A-F); that intersection is functioning as an "E" level and an "F" is a non-functioning intersection.

Commissioner Cecil stated that the Costco parking issue is also a problem. The Director replied as things develop—so do impacts. The properties on Market Street to Sutherland Drive, south of the carwash were to be a Winco site. There are two accesses and the most northern is to be closed or become a right-in, right-out only. That will relieve that intersection a bit.

Commissioner Hansen wanted to know about how the reader board sign project was going. The Director stated that there was conversation at the last Director's meeting, but the idea has not gone anywhere from there. There is now Community Development

sub-committee meetings which meet on the first Monday of the month at 5pm in the City Council Chambers. It gives opportunity to bring ideas to the Council; they are open to the public and a less formal. There is a schedule on the door and are distributed monthly.

NEXT MEETING AGENDA

Chairman Moore is inquiring about the November meeting, as the holidays are coming up; all plan to be available. The Director stated the City is closed the 27th and 28th, but will be available on the 26th.

Chairman Moore noted for the next meeting agenda, marijuana land uses will be in discussion, but suggested the Planning Commission continue with the medical portion and be pro-active. The Director stated that an interim zoning can be applied until something is approved from legislature.

Commissioner Hansen asked if test zoning could be done, to get the public in to understanding the zoning criteria. The Director stated that the City is required to send out public notification, but can also set up a citizen's advisory group that gives input to the Planning Commission.

Commissioner Hansen wanted to reiterate that the reader sign is a good idea and can help make a statement. The Director stated that there are funds for Main Street for that intersection to Franklin. That will set the theme for Main Street, which will be the design portion that is needed.

MEETING ADJOURNED

There being no further discussion, the meeting adjourned at 7:56 p.m.

Chairman, Mike Moore

ATTEST:

Andrea Ely, Administrative Secretary